

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

March 17, 2011

APPLICATION: HDC2011-00525

ADDRESS: 720 Beall Avenue

ACCEPTED: 01/18/2011

OWNER: Presidential Bank, FSB
John Foley, agent

REQUEST: Evaluation of Significance
for Demolition

STAFF: Robin D. Ziek



North Elevation

PROJECT SUMMARY:

This 1950 Cape Cod style house sits on the south side of Beall Avenue. The applicant is a bank, which currently owns this house. The property is for sale, and the potential new owner intends to demolish the house and construct a new house on the property.

STAFF RECOMMENDATION

Based on an assessment of the history and architecture of the site, the staff finds that this property fails to meet any of the Criteria for Historic Designation in the City of Rockville.

[DRAFT MOTION OF EVALUATION OF SIGNIFICANCE WITH FINDINGS:]

Finding that HDC2011-00525, for Evaluation of Historic Significance of the property at 720 Beall Avenue does not meet the Criteria for historic designation for the City of Rockville, I move to NOT recommend historic designation of the property.

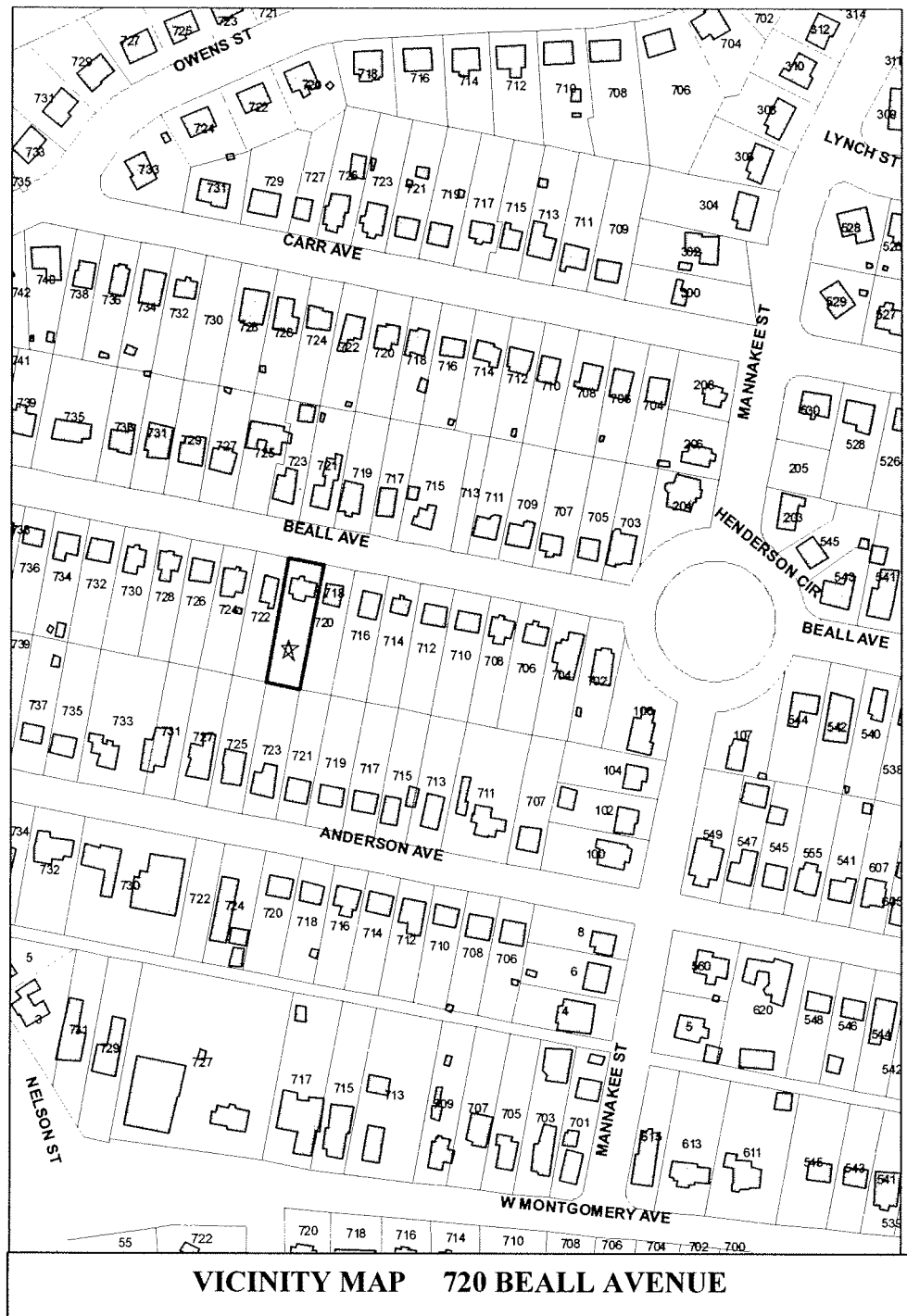
BACKGROUND: The property was evaluated for historic significance in 2006, when the City process involved a staff-level evaluation only. Under section 25.14.01 (d) of the current Zoning Ordinance, the Historic District Commission (HDC) is required to conduct the Evaluation of Significance review. If the HDC agrees that the house is not eligible for historic district rezoning, staff will sign off on a demolition permit when submitted.

Property Description: West End Park subdivision, Block 8, Lot 36

Property Area: 9,250 sf.

Structure Area: 840 sf.

Zone: R-60 Constructed 1950



City of Rockville Permits Required:

Demolition Permit included in Residential Building Permit Application

Property Description

The house is a 1-1/2 story Cape Cod. It sits on the south side of Beall Avenue, facing north. The front door is centrally placed in the three-bay façade, and there are two front gable dormers on the roof. The house has vinyl siding and the roof is covered with fiberglass asphalt shingles. The windows are thermally-glazed vinyl replacement 1/1 windows, with faux shutters attached to the exterior wall framing the windows. The front door is a replacement door, with a diamond viewing window and flush (without panels) design. There is an aluminum storm door, and storm windows on the house. An asphalt driveway extends from the street along the west side of the house to provide off-street parking. There is a concrete front walk from the public sidewalk to the front stoop. There is a screened porch at the rear. The yard slopes from the front of the house to the rear yard, where the property is characterized by mature trees.



South (rear)
Elevation



Back yard, looking
south from the
house

Deed Research:

The subject property was subdivided as part of the platting of West End Park in 1890. The lot was sold to Frank Howard Seeley, a man living in San Francisco, California. He purchased this property, with three adjacent lots (lots 33 – 36/Block 8), for the bargain price of \$300. Prior to the nationwide financial crash of 1893, lots were sold for \$400 each (see MHT form on 540 Beall Avenue). Mr. Seeley [Seely] remained in California, and his widow finally sold their property in 1947.

The house was most likely constructed by Norman and Nellie Lynch. The records show that Norman and Nellie Lynch, of Gaithersburg, purchased multiple lots on Block 8 and also Block 15 from the late 1940s through the 1950s. They sold the subject lot to Marion J. Borski & Lois H. Borski in June 1950, and the Borski's obtained a mortgage for \$10,050.00 on the same day, providing some indication of the value of the lot with a house [L1409/108].

Liber/Folio	Date	Grantor	Grantee
JA 44/52 [Lots 33, 34, 35, 36/ Bl 8]	6/13/1894	Henry N. Copp	F. Howard Seeley, San Francisco, CA
1112/294 [Lots 33-36/Bl 8]	8/25/1947	Marian Blachly Seely, widow of Frank Howard Seely, deceased [of California]	Norman and Nellie Lynch
1409/106 [Lot 36/Bl 8]	6/30/1950	Norman C. & Nellie G. Lynch	Marion J. Borski & Lois H. Borski
2983/555	7/3/1962	Marion & Lois Borski	Charlie G. Brown
5964/434	11/11/1982	[Curtis Smoyer] for Charlie G. Brown, deceased	Edmund J. and Florence H. Blau
29784/95 [\$447,000]	4/22/2005	Florence H. Blau, widow	Mohsen Hodjatzadeh
31346/245 [\$507,275]	11/17/2005	Mohsen Hodjatzadeh	Gary S. Baer, Shawn & Marie Hirsch
40125/241 [default on loan]	10/6/2010	Gary S. Baer, Shawn & Marie Hirsch	Presidential Bank

Historic Significance

The property history provides further insight into the development history of West End Park. It was envisioned as a grand Victorian suburb, and Henry N. Copp, the developer, advertised widely for property sales, as witnessed by the purchase of the subject property by someone in San Francisco, California. Henry Copp was an expert in this field, publishing books on developing Public Lands and Mining lands, as well as a newspaper entitled *Copp's Land Owner*.

The West End Park subdivision did not fill out with Victorian homes in the 1890s because of a combination of intention (many lots were sold as land speculation) and financial problems caused by the 1893 nationwide financial crash. Properties came on the market for different reasons over time, and this property remained undeveloped until the middle of the 20th century.

The house itself is a mid-20th century Cape Cod. The street is characterized by multiple examples of this house type, of brick or frame.

CITY OF ROCKVILLE HISTORIC DISTRICT DESIGNATION CRITERIA

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

- A. EVENT: Is the site of a significant historic event. *No.*
- B. PERSON: Is the site identified with a person or a group of persons who influenced society. *No.*

- C. PATTERN OF EVENTS: Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (See Rockville Context in Management Plan)

No. While the development of the property followed the cultural phenomenon of widespread suburban development after the end of World War II, this property does not highlight any particular aspect of that story.

- D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation. *No.*

II. Architectural and design significance:

- A. ARCHITECTURE: Embodies the distinctive characteristics of a type, period or method of construction. *No, the building is not a prototypical example of its type.*

- B. ARCHITECT: Represents the work of a master. *No.*

- C. ARCHITECTURE: Possesses high artistic values. *No.*
- D. Represents a significant and distinguishable entity whose components may lack individual distinction. *No, this criterion applies to multi-site historic districts only.*
- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. *No, there is nothing singular about the house or the landscape.*

III. Structural Integrity: (apply if the property meets any of the above criteria) *N/A*

Original site and setting largely preserved.

Substantially Altered

Minor alterations

Original or near original condition (all changes reversible)

Outbuildings present and recognizable

IV. Level of site significance: (Check those that apply) *N/A*

Local:

State:

National:

Attachments: Application, state data, Criteria for Evaluation



HDC 2011-00525 # 1/19/2011

Historic Significance Evaluation of Property for Demolition

Property Address: 720 Beall Avenue

Your Name: Presidential Bank, FSB (John Foley, VP)

Are you the property owner? Yes ☒ No ☐ (the current owner must authorize this action.) through Foreclosure

If you are not the owner, please list the name and mailing address of the owner(s): *

n/a

Your mailing address if different from above:

4600 East West Hwy, Suite 400, Bethesda, Md. 20814

Daytime telephone number: 301-951-8228 Home telephone: n/a

Property Type: Single-family residence ☒ Commercial Building ☐
Other ☐

Year Built (if known): 1950

Architect/Builder (if known): n/a

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes?

Yes ☐ No ☒

If you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes ☒ No ☐

I hereby request that the property at 720 Beall Avenue be evaluated for local significance based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance.

Signature John Foley, VP Date 01/18/2011

Presidential Bank, FSB

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

Office use only: Date received _____ Assigned to _____



720 Beall Avenue
Steve Jackson to: rziek
Cc: "John Foley"

01/18/2011 05:30 PM

Robin: Thank you for speaking with me earlier on the process involving the Historic Significance Evaluation of Property for Demolition (the "Evaluation"). As we discussed, my client took the referenced property back through a foreclosure sale and has found a prospective buyer. The buyer wants to make sure that the property is not on the historic preservation list. Based upon our discussions, it is my understanding that (i) your office has already performed a historic significance evaluation and that the property was deemed non-historic; (ii) a demolition permit was issued in 2007, but that the permit expired; and (iii) that the historic significance evaluation must be completed again.

I have attached the request form for the Evaluation as completed by Presidential Bank, FSB. The proposed contract for the Bank to sell the subject property is contingent upon the result of the Evaluation. As such, we respectfully request that the current Evaluation be completed as soon as possible. We understand that you have other projects to review and hope that the prior evaluation performed on the subject property will help expedite the process. For purposes of clarification, my client only seeks the Evaluation and is not requesting a demolition permit.

You will see on the form that the contact person for the Bank is John Foley. I have included John on this message so that you will have his email address. Please feel free to contact John or me with any questions.

Again, thank you for your help and attention in this matter. -Steve

Stephen B. Jackson, Esquire

Heise Jorgensen & Stefanelli P.A. - Attorneys at Law

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Historic Evaluation Form - 720 Beall Avenue.pdf

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Account Identifier: District - 04 Account Number - 00228817

Owner Information

Owner Name: BAER, GARY S ET AL Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 720 BEALL AVE Deed Reference: 1) /31346/ 245
ROCKVILLE MD 20850-2107 2)

Location & Structure Information

Premises Address
720 BEALL AVE
ROCKVILLE 20850-2107

Legal Description
WEST END PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	42
GR12				234		8	36	1	Plat Ref:	
Special Tax Areas				Town Ad Valorem Tax Class	ROCKVILLE					
					50					
Primary Structure Built				Enclosed Area	Property Land Area			County Use		
1950				840 SF	9,250.00 SF			111		
Stories		Basement		Type				Exterior		
1 1/2		YES		STANDARD UNIT				ASBESTOS SHINGLE		

Value Information

	Base Value	Value As Of 01/01/2004	Phase-In Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	90,120	189,250		
Improvements:	83,900	107,410		
Total:	174,020	296,660	255,780	296,660
Preferential Land:	0	0	0	0

Transfer Information

Seller: HODJATZADEH, MOHSEN Date: 12/01/2005 Price: \$507,275
Type: IMPROVED ARMS-LENGTH Deed1: /31346/ 245 Deed2:
Seller: BLAU, EDMUND J ET AL Date: 04/29/2005 Price: \$447,000
Type: IMPROVED ARMS-LENGTH Deed1: /29784/ 95 Deed2:
Seller: Date: 11/19/1982 Price: \$60,500
Type: IMPROVED ARMS-LENGTH Deed1: / 5964/ 434 Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

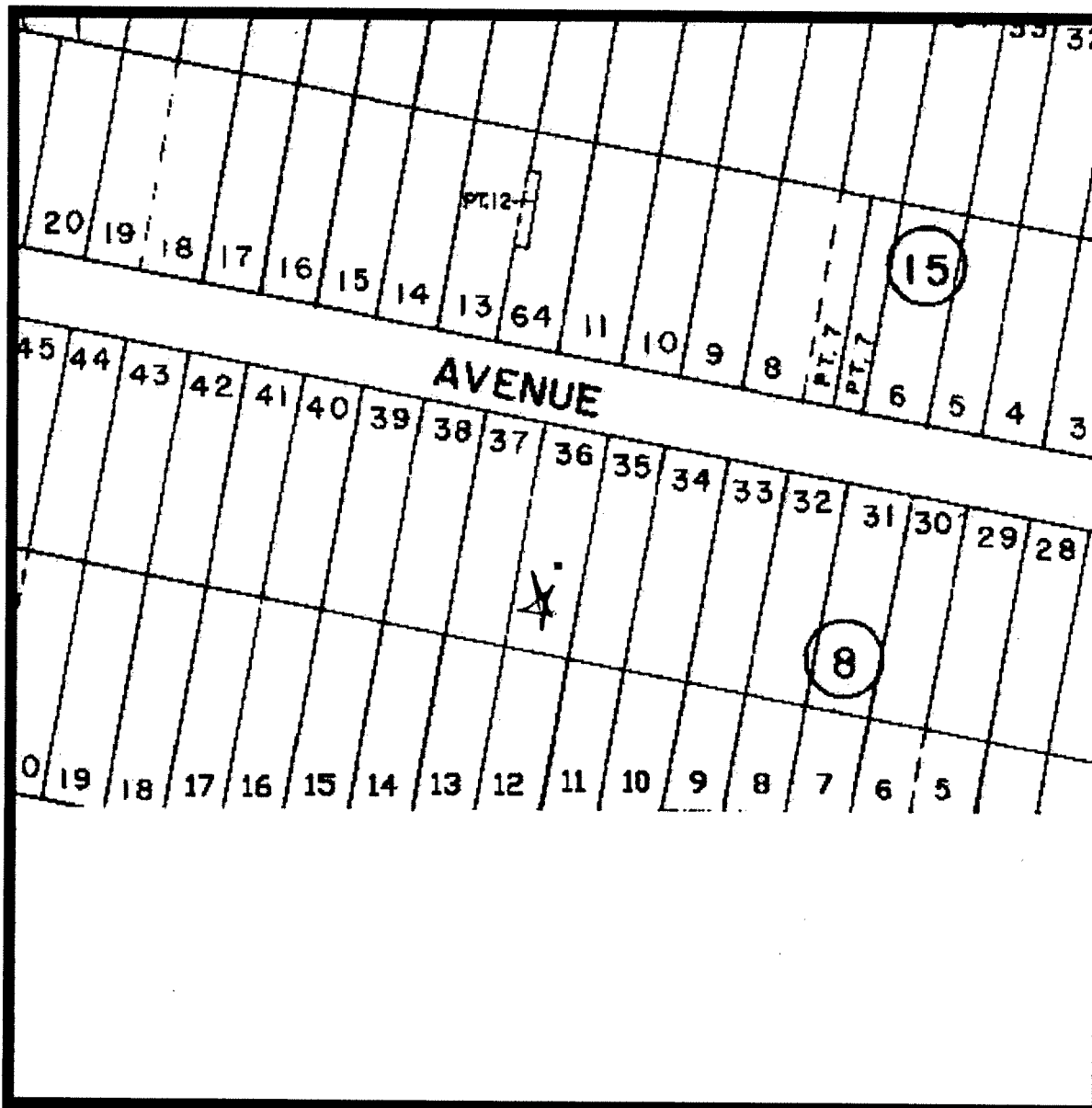
* NONE *



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
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District - 04 Account Number - 00228817



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

HISTORIC DESIGNATION CRITERIA

The following checklist to be used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

I. Historical and cultural significance:

- A. Event: the site of a significant historic event
- B. Person: identified with a person or a group of persons who influenced society
- C. Pattern of Events: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities
- D. Cultural Value: has character, interest, or value as part of the development, or cultural heritage of the City, County, State, Nation

II. Architectural and design significance:

- A. Embodies the distinctive characteristics of a type, period or method of construction
- B. Represents the work of a master
- C. Possesses high artistic values
- D. Represents a significant and distinguishable entity whose components may lack individual distinction
- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape

Historic Integrity of structure and site:

Original site and setting largely preserved (lot size, environmental character, trees, setbacks, streetscape)

Outbuildings present and largely preserved

Original or near original condition (all changes reversible)

Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact)

Substantially Altered (basic shape, original façade plan, windows and doors have been obscured or changed)

Level of site significance: Local; State; National